

Guildford Road
Hayle
TR27 4PP

Asking Price £350,000

- THREE BEDROOM BUNGALOW
- NO ONWARD CHAIN
- WELL PRESENTED ACCOMMODATION
- GARAGE AND PARKING
- MODERN KITCHEN AND BATHROOM
- LANDSCAPED GARDENS
- EPC:C70
- POPULAR RESIDENTIAL LOCATION
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR CODE FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - D

Floor Area - 1111.00 sq ft


3


1


1


C70

PROPERTY DESCRIPTION

Offered to the market with no onward chain is this very well presented, three bedroom bungalow situated within a popular residential location, well placed for local amenities, nearby schools and local transport links. The gas heated and double glazed accommodation briefly comprises; entrance porch, a well equipped, fitted kitchen, dual aspect living room, sunroom, three bedrooms and a family bathroom.
Outside there is ample offroad parking leading to a garage. There are low maintenance, landscaped gardens to three sides of the property.
Given the size of the rear garden, the property offers potential, (subject to planning) to extend the bungalow to provide additional living accommodation.

LOCATION

Guildford Road is a popular residential area, situated on the outskirts of Hayle, well placed for access to the famous three mile sandy beach, which is a popular destination for water sports like surfing and kite surfing, as well as dog walking and family activities. The property is located within walking distance to the local supermarket and recreational park whilst also having easy access to bus routes in and around the county.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door leading into...

ENTRANCE PORCH

Tiled flooring, double glazed windows to three sides, sloping glass roof. Door leading into...

KITCHEN / BREAKFAST ROOM

Attractively fitted with a range of high gloss base and wall mounted kitchen units with marble effect work surfacing over.
Integrated oven with electric hob above, splash back and extractor above. Breakfast bar with space for bar stools.
Stainless steel one and half bowl sink and drainer with mixer tap, double glazed window to the side and front aspect. Vertical radiator, tiled flooring, space for freestanding fridge freezer and dishwasher. Inset ceiling spot lights.

The kitchen opens into...

INNER HALLWAY

Fitted carpet, loft access leading to a boarded loft space. Vertical radiator, useful freestanding storage cupboard. Door into conservatory and door leading into...

LIVING ROOM

Fitted carpet, double glazed window to front and side aspect. Fireplace with freestanding log effect burner, radiator.

From the hallway, a glazed door opens into...

SUNROOM

Fitted carpet, double glazed windows to three sides, sloping polycarbonate roof, double glazed door to the side leading onto the side garden.

BEDROOM 1

Fitted carpet, radiator and double glazed window to the side aspect.

BEDROOM 2

Fitted carpet, double glazed window to the rear aspect, radiator, large built in wardrobe with two sets of double doors.

BEDROOM 3

Fitted carpet, double glazed window to the side aspect, built in wardrobe with hanging rail and shelving.

BATHROOM

Fitted with a modern, white suite comprising; panel enclosed bath with monobloc tap and tiled surround. Low level w/c with concealed cistern, wash hand basin with monobloc tap, tiled splash back and vanity storage below.
Two obscured double glazed windows to the side, heated towel rail, corner shower cubicle with sliding glass doors, mains fed shower with rainfall shower head and separate wand attachment, tiled surround.

OUTSIDE

The property is approached via driveway which provides ample parking for three/four cars.
The driveway also provides access to...

GARAGE

Fitted with an up and over door, power and light supplied, sink and plumbing for a washing machine. Pedestrian door to rear providing access to...

REAR GARDEN

Landscaped and level garden, designed with low maintenance in mind. Laid to gravel, paving, and lawn, enjoying a sunny aspect, enclosed by fencing. There is a timber shed and a greenhouse.
A pathway leads along the side of the property leading to the side garden. This area is laid mainly to gravel chippings with raised flower beds. A gated access leads onto the main road.
Pathway leading to the front of the property and driveway.

SERVICES

Mains gas, water, electricity and drainage.

DIRECTIONS

From our office in Hayle, turn left and proceed along Copper Terrace, heading towards the A30. At the roundabout by Lidl supermarket, take the first exit onto Guildford Road.
Continue along Guildford Road, and take the third turning on your left into Col-Moor Close. The property is situated on your left hand side.







MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: C
The building
Detached bungalow, standard construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone good, Three good, EE good
Parking: Garage, Driveway, Off Street, and Private
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL305876):
- The 1967 conveyance contains restrictive covenants, but the register does not set out their details. The filed copy should be checked to establish what limits apply.
- The 1967 conveyance includes a provision about boundary structures; its requirements are not set out in the register.
- The transfer to the current owners requires them to comply with the covenants referred to in the Charges Register and to cover related liability.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.









Guildford Road, Hayle, TR27 4PP









Approximate total area(1)

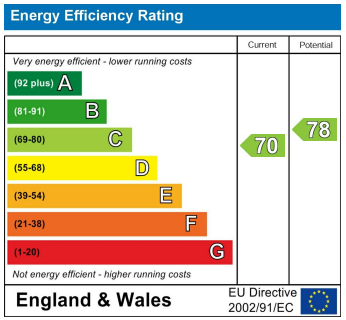
1111 ft²

103.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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